



Agenda for Meeting 04-2013

CITY OF ROCKVILLE BOARD OF APPEALS

W. Thomas Curtis, Chair
Steven Wilcox
Peter Mork

9:00 a.m.

Saturday, April 13, 2013
Mayor and Council Chambers
City Hall, 111 Maryland Avenue

Tom Moore, Council Liaison
Castor D. Chasten and Margaret Hall, Staff Liaisons

Board of Appeals Agendas and Staff Reports are available online at:
<http://www.rockvillemd.gov/AgendaCenter/Board-of-Appeals-7>

I. NEW BUSINESS

Election of a new Board Chairman, to fill the remaining term of former Chair, Stephen Ravas for the 2013 Meeting Calendar Year.

II. PUBLIC HEARING

- A. [Variance Application VAR2013-00035](#), **Dominic Argentieri & Megan Dankovich, 315 Great Falls Road** – A side yard setback variance requested to allow construction of an attached garage to encroach 8 feet into the 11 feet setback required in the R-90 (Single Unit Detached Dwelling (Restricted Residential) Zone. Planner: Margaret Hall, 240-314-8226.
Attachments: [1-4](#) | [4.6](#) | [5](#)
- B. [Special Exception Application SPX2012-00385](#), **Potomac Valley Nursing Facilities, Inc., 1235 Potomac Valley Road** – A modification of previously approved Special Exception Applications S-50-61 and SPX1996-0245. This major amendment to the home's existing special exception will be limited to operational/staffing changes, site modifications to landscaping, installation of new site signage, stormwater management improvements, forest conservation, expansion of on-site vehicular parking, replacement of an emergency generator, and increased site storage. The property is approximately 4.5 acres in size and zoned for R-90 (Single Unit Detached Dwelling (Restricted Residential) land usage. Planner: Cas Chasten, 240-314-8223.
Attachments: [4](#) | [5](#) | [6](#) | [7](#) | [Exhibits 1-8](#) | Correspondence: [1](#) | [2](#)

III. DECISIONS

IV. OLD BUSINESS

V. MINUTES

VI. ADJOURNMENT

NOTICE: The Thursday evening following each regular Saturday Board of Appeals meeting is reserved for continued meetings. The Board's policy is to end regular meetings no later than 4:00 p.m. Agenda items unable to be heard by that time will be rescheduled to the afore-noted hearing date.

HELPFUL INFORMATION FOR STAKEHOLDERS AND APPLICANTS

I. GENERAL ORDER OF BOARD OF APPEALS PROCEEDINGS

1. Board of Appeals Chair Opens Meeting:
 - a. Introduces members of the Board and City Staff present
 - b. Chair describes procedures for the public hearings
2. Applicant presentation
3. Public comment in support of application
4. Public comment in opposition to application
5. Applicant response to comments
6. Public hearing closed
7. Board worksession
8. Board decision

II. BOARD OF APPEALS BROADCAST SCHEDULE

- Watch LIVE at 9:30 a.m. on Comcast Cable Rockville Channel 11 and online at www.rockvillemd.gov
- Video on Demand (within 48 hours of meeting) at: www.rockvillemd.gov/VideoOnDemand

III. FUTURE MEETING DATES

- May 11, 2013
- June 8, 2013
- July 13, 2013

IV. NEW DEVELOPMENT APPLICATIONS

For a complete list of all applications on file, visit: www.rockvillemd.gov/DevelopmentWatch

Maryland law and the Board of Appeals' Rules of Procedure regarding ex parte (extra-record) communication require all discussion, review, and consideration of this matter take place only during the Board's consideration of the item at a scheduled meeting. Telephone calls and meetings with Board members in advance of the meeting are not permitted. Written communication will be directed to appropriate staff members for response and included in briefing materials for all members of the Board.